Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

4/4 Brookfield Court, Hawthorn East Vic 3123

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ting		
Range betweer	\$310,000		&		\$340,000			
Median sale pr	rice							
Median price	\$598,000	Pro	operty Type	Unit			Suburb	Hawthorn East
Period - From	23/01/2023	to	22/01/2024		So	urce	REIV	

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	2/2 Brookfield Ct HAWTHORN EAST 3123	\$406,500	08/09/2023
2	12/76a Campbell Rd HAWTHORN EAST 3123	\$385,000	18/01/2024
3	407/12 Albert St HAWTHORN EAST 3123	\$330,000	09/08/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

23/01/2024 13:05





Jeff Anderson (03) 9835 1151 0411 222 744





Rooms: 2 Property Type: Strata Unit/Flat Agent Comments Indicative Selling Price \$310,000 - \$340,000 Median Unit Price 23/01/2023 - 22/01/2024: \$598,000

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Comparable Properties



2/2 Brookfield Ct HAWTHORN EAST 3123 (REI/VG) ↓ 1 ↓ 1 ↓ -

Price: \$406,500 Method: Private Sale Date: 08/09/2023 Property Type: Apartment Agent Comments



12/76a Campbell Rd HAWTHORN EAST 3123 Agent Comments (REI)



Price: \$385,000 Method: Private Sale Date: 18/01/2024 Property Type: Apartment



407/12 Albert St HAWTHORN EAST 3123 (VG) Agent Comments



Price: \$330,000 Method: Sale Date: 09/08/2023 Property Type: Strata Unit/Flat

Account - Ross-Hunt Surrey Hills | P: (03) 9830 4044



propertydata

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